



15 BURGESS CLOSE
RADYR
CARDIFF CF15 8GP

OFFERS IN EXCESS OF
£400,000



SEMI-DETACHED HOUSE



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**** THREE BEDROOM SEMI DETACHED ****
SOUGHT AFTER LOCATION ** A well presented three bedroom Redrow built, 'Ludlow' design semi-detached family in the sought after area of Radyr, being close to amenities and transport links. The accommodation briefly comprises; entrance hallway, cloakroom, spacious lounge, kitchen and diner with utility cupboard. To the first floor are three bedrooms, ensuite to primary bedroom and a separate family bathroom with shower over bath. Gas central heating, double glazing. Delightful South facing lawned rear garden. Double tandem driveway to side. EPC Rating: B

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 954 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

The property is situated in the ever popular village of Radyr. The village is well served by local amenities including shops, a golf course, Italian restaurant, other recreational facilities, two primary schools and a comprehensive school. There is a regular bus and train service to and from Radyr and also easy access to the A470 and M4 motorway.

ENTRANCE HALLWAY

Approached via a composite entrance door leading to the spacious entrance hallway with Travertine tiled flooring. Staircase to first floor with under stairs storage cupboard. Doors to lounge, kitchen/diner and cloakroom. Radiator.

CLOAKROOM

3' 10" x 2' 11" (1.17m x 0.9m)
Modern white suite comprising low level wc, wash hand basin. Spotlights. Travertine tiled flooring. uPVC double glazed window to front.

LOUNGE

15' 9" x 10' 11" (4.81m x 3.35m)
Overlooking the front garden, an excellent sized primary reception. Radiator.

KITCHEN AND DINER

18' 1" x 11' 4" (5.52m x 3.46m)
A stylish kitchen fitted with a range of base and eye level units incorporating one and a half bowl stainless sink with complementary work surfaces over. Inset four ring gas hob with cooker hood above. Integrated oven and grill. Integrated fridge freezer. Utility cupboard with plumbing for washing machine and tumble dryer. Tiled splashback to kitchen. Travertine tiled flooring. Spotlights. Ample space for dining table. uPVC double glazed window and French doors to rear garden. Vertical radiator.

FIRST FLOOR

LANDING

Doors to three bedrooms and bathroom. uPVC double glazed window to side. Access to roof space. Large airing cupboard housing the 'Ideal Logic' combi gas central heating boiler. Radiator.

BEDROOM ONE

11' 3" x 11' 1" (3.43m x 3.39m)
Overlooking the entrance approach, a good sized primary bedroom. A range of fitted wardrobes. Radiator. Door to ensuite.

ENSUITE SHOWER ROOM

Quality white suite comprising low level WC, wall mounted wash hand basin, double width shower cubicle with chrome shower above. Tiled splash back and flooring. Electric shaver point. Extractor fan. Spotlights. Chrome heated towel rail.

BEDROOM TWO

11' 11" x 9' 1" (3.64m x 2.78m)
Overlooking the rear garden with views beyond, a second double bedroom. Fitted wardrobes. Radiator.

BEDROOM THREE

8' 7" x 8' 5" (2.64m x 2.57m)
A good sized third bedroom with uPVC double glazed window to rear. Radiator.

FAMILY BATHROOM

6' 7" x 5' 6" (2.01m x 1.70m)
The bathroom suite includes low level WC, wall mounted wash hand basin, panelled bath with chrome shower above. Tiled splash backs and flooring. Obscured uPVC double glazed window to front. Spotlights. Shaver point and extractor fan. Chrome heated towel rail.



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OUTSIDE

REAR GARDEN

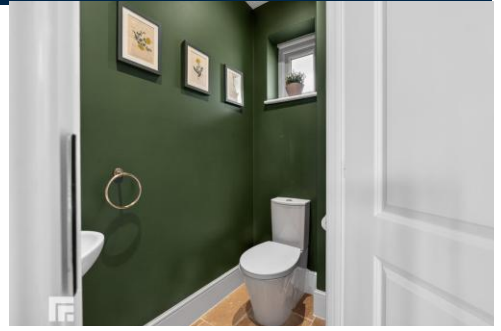
A South facing rear garden laid to lawn with a range of fruit trees and shrub borders. Paved patio with sun awning. Enclosed by timber fencing. Outside power points and lighting. Outside tap. Gated access to side.

FRONT GARDEN

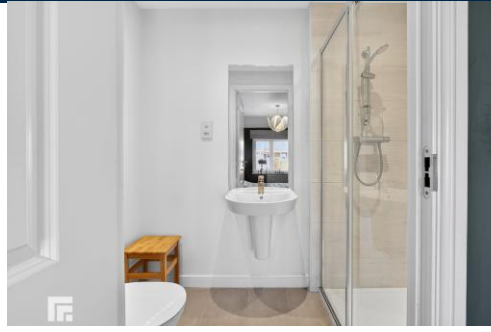
Laid to lawn with hedge borders. Paved pathway to front door. Access to side driveway.



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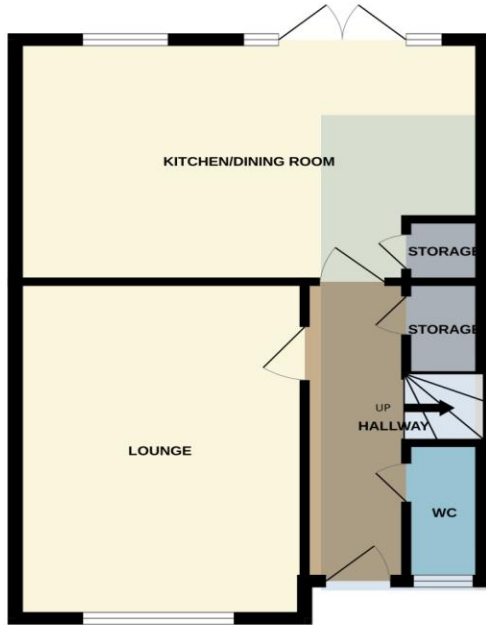


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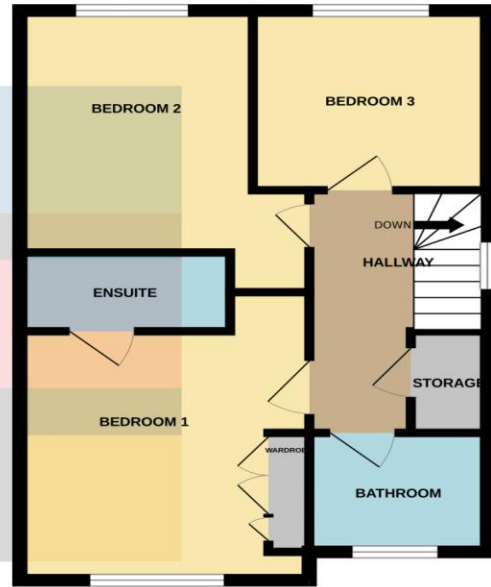


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GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.

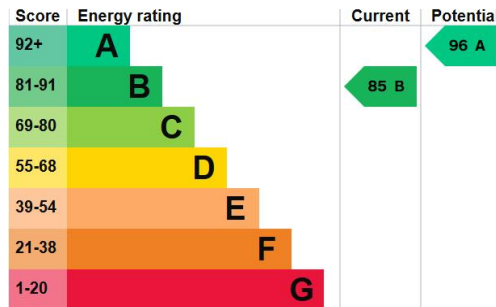


1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 954 sq.ft. (88.6 sq.m.) approx.

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